

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
CANYON CREEK RIDGE CONDOMINIUM ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COLLIN           §

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned condominium owners association hereby records this Condominium Association Management Certificate for Canyon Creek Ridge Condominium. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Collin County, Texas.

1. The name of the condominium is: Canyon Creek Ridge.
2. The name of the condominium association: Canyon Creek Ridge Condominium Association, Inc.
3. The location of the Condominium is: 2600 Custer Parkway Richardson, Tx 75080
4. The recording data for the subdivision: See **Exhibit A**.
5. The name and mailing address of the Association: See below.
6. The name, mailing address, telephone number, and email address of the manager of the Association:  
  
Name: Neighborhood Management, Inc.  
Attn: Beverly Coghlan  
Mailing Address: 1024 S. Greenville Ave, Suite 230, Allen TX 75002  
Phone Number: 972.359.1548  
Email Address: managementcertificate@nmitx.com
7. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
First Right of Refusal:	\$75.00
Optional Inspection Fee:	\$150.00.

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Condominium Association Management Certificate for the association identified below.

**CANYON CREEK RIDGE CONDOMINIUM  
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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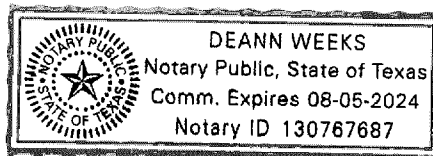
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 2023, by Beverly Coghlan, President of Neighborhood Management, Inc., Manager for CANYON CREEK RIDGE CONDOMINIUM ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Canyon Creek Ridge Plat: Vol. A – Page 67 - January 1, 1900	Document No. 19000101000915320
Canyon Creek Ridge Plat: Vol. A – Page 169 - January 1, 1900	Document No. 19000101000916330
Condominium Declaration of Covenants, Conditions and Restrictions for Canyon Creek Ridge: Vol. 893 – Page 487 – December 6, 1973	Document No. 19731206000256790

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000099930

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 30, 2023 12:20 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023000099930  
Receipt Number: 20230830000206  
Recorded Date/Time: August 30, 2023 12:20 PM  
User: Matthew M  
Station: Station 10

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX